



One Time Severance of a Tract of Less than Five Acres

Fee: \$250.00

A plat is not required for the division of a tract of less than 5.00 acres if:

- (1) Owner/Seller is not acting as a developer as defined by these Regulations;
- (2) Owner/Seller has not made a conveyance of less than 5.000 acres from the Parent Tract in the preceding 2 years;
- (3) Owner/Seller will not make another conveyance of less than 5.000 acres from the Parent Tract during the following 2 years after the current conveyance;
- (4) The Severance Property has existing legal access and actual access to and from an established public right-of-way; and
- (5) The Owner/Seller does not lay out any streets, alleys, squares, parks, and no part of the tract is to be dedicated to public use.

An affidavit or statement of fact made by the Owner/Seller which establishes the existence of the above stated conditions exempting a tract from platting requirements, and which is filed of in the Official Public Records of Fannin County contemporaneously with the instrument of conveyance, or which is filed separately therein with sufficient legal reference to the instrument of conveyance, shall be prima facie evidence that the severance was excepted from platting requirements.

Owner Name _____ Phone Number _____

Owner Address _____

Buyer Name _____ Phone Number _____

Survey _____ Abstract # _____

Amount of acres _____

Date _____